

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0109-00

Planning Report Date: January 25, 2010

PROPOSAL:

- **Development Variance Permit**

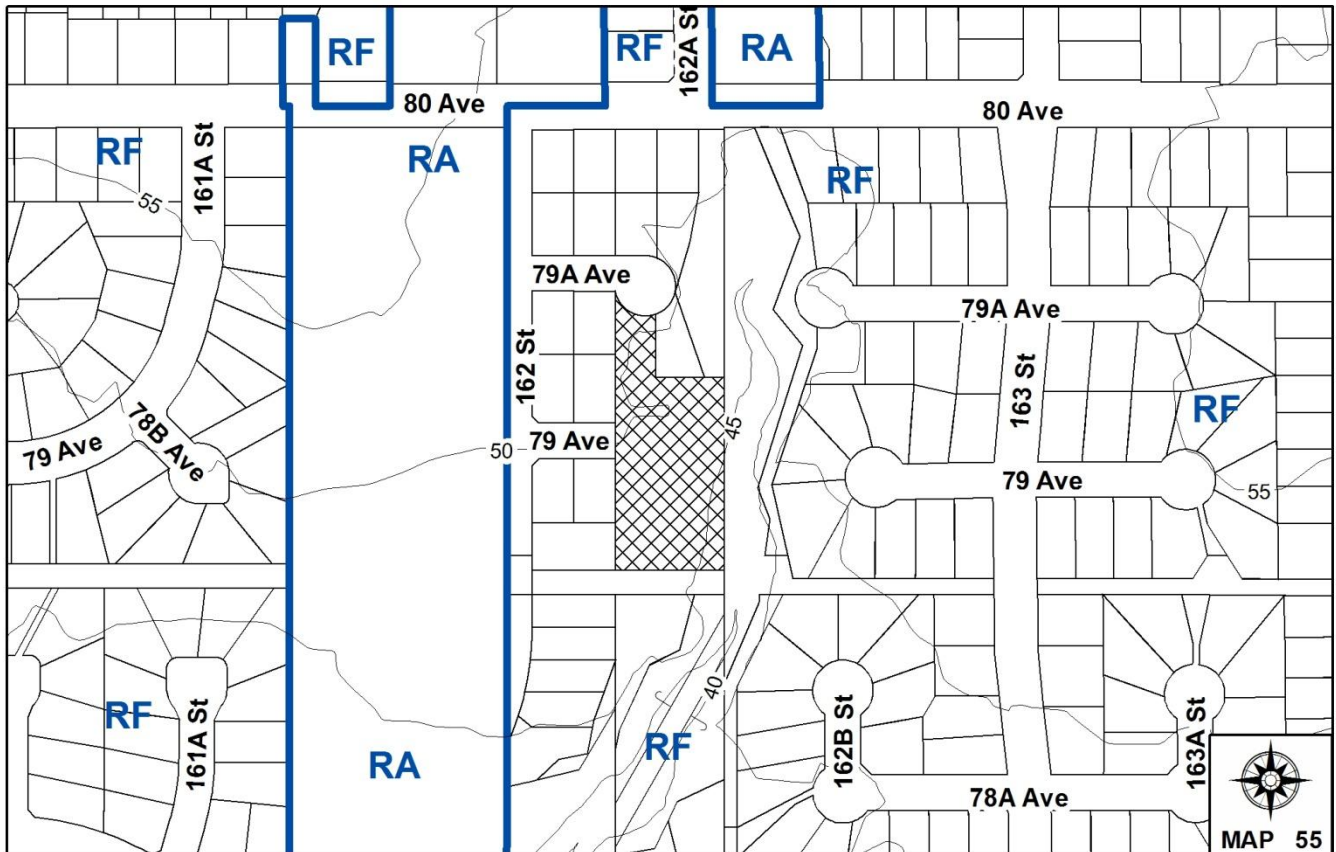
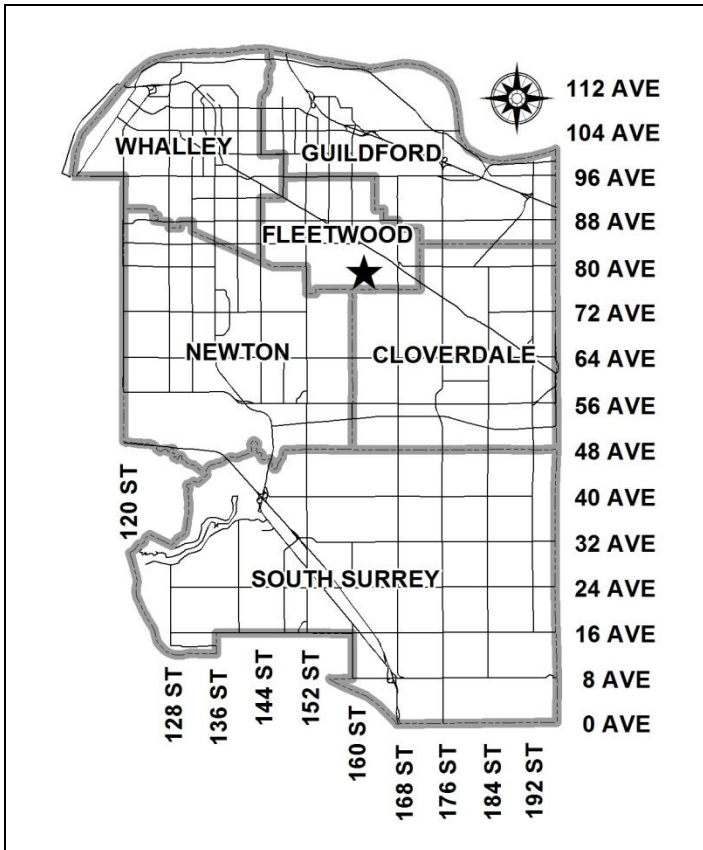
in order to reduce lot depth and setbacks for proposed Lot 3.

LOCATION: 16230 – 79A Avenue

OWNER: Gurdip and Sumandeep Mann

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot depth, rear yard setback and front yard setback for proposed Lot 3.

RATIONALE OF RECOMMENDATION

- The proposed variance to the lot depth and front and rear yard setbacks will enable a more efficient subdivision and create an improved building envelope for proposed Lot 3 while still providing a usable rear yard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0109-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 19.42 metres (64 ft.) for proposed Lot 3;
 - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the first floor excluding the garage and to 6.5 metres (21 ft.) for the garage and second floor for proposed Lot 3; and
 - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 3.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Environment Review Committee (ERC): The application was reviewed at the September 16, 2009 ERC meeting. The ERC approved a reduction in the riparian no disturbance area in the eastern edge of the site, from 15 metres (50 ft.) to 10 metres (33 ft.).

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling which is to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across Creek/Open Space):	Single family dwellings.	Urban	RF
South:	City open space encumbered by gas right-of-way and creek.	Urban	RF
West:	Single family dwellings and vacant single family lots.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 16230 - 79A Avenue and is zoned "Single Family Residential Zone (RF)." It is designated Urban in the Official Community Plan (OCP). A single family house currently exists on the site.
- The property was rezoned to RF, on July 11, 2005 (Application No. 7904-0367-00) and the lot was subsequently created concurrently with the one lot to the east (fronting 79A Avenue) and the four lots to the north (south of 80 Avenue). A no-build Restrictive Covenant was registered on the southern portion of the subject lot, which will be discharged concurrently with the approval of the subject subdivision.
- A development application has been submitted to subdivide the subject lot into 4 RF lots and parkland.
- A red-coded creek (tributary to the Serpentine River) runs within parkland located to the east of the subject property. At the September 16, 2009 Environmental Review Committee (ERC) meeting, the applicant was given permission to reduce setbacks to not less than 10 metres (33 ft.) from the western top-of-bank of the creek. This creek setback area will be dedicated to the City as parkland.
- In order to develop proposed Lot 3, the applicant has applied for a Development Variance Permit to reduce the lot depth and to reduce the front and rear yard setbacks.
- The applicant has proposed to increase the side yard setbacks on proposed Lot 3 from 1.8 metres each side to 3.6 metres (12 ft.) for the west side yard setback and 5.5 metres (18 ft.) for the east side yard setback. These will be ensured through the registering of a no-build restrictive covenant.

BY-LAW VARIANCES AND JUSTIFICATIONS

(a) Requested Variance:

- To reduce the lot depth of the RF Zone for proposed Lot 3, from 28 metres (25 ft.) to 19.42 metres (64 ft.).

Applicant's Reason:

- The variance will allow for an additional lot to be developed on the 79 Avenue cul-de-sac.

Staff Comments:

- The rear lot line of proposed Lot 3 is tapered, to provide sufficient lot area for the existing house to the north on proposed Lot 4.
- Proposed Lot 3 is approximately 652.8 square metres (7,027 sq. ft.) in area which is above the minimum 560-square metre (6,027 sq. ft.) minimum requirement of the RF Zone.

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. to perform a footprint analysis to demonstrate that proposed Lot 3 is buildable (Appendix II).
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the front yard setback of the RF Zone on proposed Lot 3 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the first floor excluding the garage to 6.5 metres (21 ft.) for the second floor and the garage.

Applicant's Reasons:

- Without a variance, the main floor will have uncomfortably shaped rooms and be inefficient.
- Without a variance, the second storey will provide for awkwardly shaped bedrooms. The proposed variance will allow for the hallway corridor to be located centrally to provide for bedrooms on either side.

Staff Comments:

- The proposed setbacks will break up the facade of the dwelling and reduce the dominance of the garage.
- Staff support the requested variance

(c) Requested Variance:

- To reduce the rear yard setback of the RF Zone on proposed Lot 3, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

Applicant's Reasons:

- Without a variance, the building envelope for the second storey will provide for poorly sized bedrooms on the second floor and rooms on the main floor will be inefficient and less-than-functionally ideal.
- Without a variance the home will be very shallow and wide.

Staff Comments

- The proposed reduced rear yard setback still allows for a usable back yard. Increased side yards will augment the rear yard.
- Without a variance the applicant would be allowed to build a very long and narrow house. The proposed variance will provide for a squarer shaped house which fits into the surrounding streetscape.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout and Footprint Analysis
- Appendix III. Development Variance Permit No. 7909-0109-00

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Roger Jawanda, CitiWest Consulting Ltd.
 Address: #101, 9030 King George Highway
 Surrey, BC V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application

(a) Civic Address: 16230 – 79A Avenue

(b) Civic Address: 16230 – 79A Avenue
 Owners: Gurdip Singh Mann and Sumandeep Mann
 PID: 026-410-508
 Lot 6 Section 24 Township 2 New Westminster District Plan BCP19589

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7909-0109-00.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.858 ac
Hectares	0.3475 ha
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15.0 m
Range of lot areas (square metres)	580 m ² - 865 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.5 lots/ha 4.66 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	24%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES